

City of Houston, Texas, Ordinance No. 2020-1049

AN ORDINANCE APPROVING THE SEVENTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS (MAIN STREET/MARKET SQUARE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLAN; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 95-1323, adopted on December 13, 1995, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Three, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Market Square area; and

WHEREAS, by Ordinance No. 96-911, adopted on September 11, 1996, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone (the "Zone Board"); and

WHEREAS, Section 311.011 of the Code authorizes the Zone Board to adopt an amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone, which amendment becomes effective upon approval by the City Council; and

WHEREAS, the Zone Board has previously adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City pursuant to Ordinance No. 98-1205 on December 16, 1998, Ordinance No. 1999-828 on August 11, 1999, Ordinance No. 2005-1050 on September 14, 2005, Ordinance No. 2007-1423 on December 12, 2007, Ordinance No. 2011-989 on November 16, 2011 and Ordinance No. 2019-984 on December 4, 2019 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

WHEREAS, the Zone Board, at its November 10, 2020 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Seventh Amendment to the Plan"), and has recommended the Seventh Amendment to the Plan for approval by the City Council; and

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 98-1204 approved on December 16, 1998, Ordinance No. 2005-1049 approved on December 14, 2005, Ordinance No. 2007-1422 approved December 12, 2007, Ordinance No. 2011-988 approved November 16, 2011 and Ordinance No. 2019-983 approved on December 4, 2019; and

WHEREAS, the City Council has approved a change in the Zone's boundaries, which includes the de-annexation of territory from the Zone, pursuant to Ordinance No. 2020-1048¹; and

WHEREAS, the Seventh Amendment to the Plan accounts for the reduction in area as it relates to the implementation and continuation of projects for the Zone; and

WHEREAS, before the Zone Board may implement the Seventh Amendment to the Plan, the City Council must approve the Seventh Amendment to the Plan; and

WHEREAS, pursuant to Section 311.011 of the Code, a public hearing on the Seventh Amendment to the Plan is required to be held prior to its approval by City Council; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Seventh Amendment to the Plan on December 2, 2020; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Seventh Amendment to the Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Seventh Amendment to the Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

WHEREAS, the City desires to approve the Seventh Amendment to the Plan;
NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON,
TEXAS:**

Section 1. Findings. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance.

¹ Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Eight, City of Houston, Texas, to be inserted by the City Secretary. *three*

Section 2. Approval of the Seventh Amendment to the Plan. That the Plan is hereby amended by adding "Part H" to the Plan, which is attached to this Ordinance as **Exhibit A.** The Seventh Amendment to the Plan is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Seventh Amendment to the Plan.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fifth Amendment to the Plan to each taxing unit levying ad valorem taxes in the Zone.

Section 4. Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected, it being the intent of the City Council in adopting this Ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion, provision, or regulation, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of December, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 14 2020.

At J. Daniel
Interim City Secretary

(Prepared by Legal Department
(KK:gd November 30, 2020)
(Requested by Andy Icken, Chief
(L.D. File No. 042-1300014-015)

- DocuSigned by:

Kent Kelsey

~~726B6B9C91C14CC.~~

Senior Assistant City Attorney

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: DEC 14 2020

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
ABSENT-ON PERSONAL BUSINESS		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Exhibit A

PART H

SEVENTH AMENDMENT TO THE
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN
FOR REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS
(MAIN STREET/MARKET SQUARE ZONE)

**REINVESTMENT ZONE NUMBER THREE
CITY OF HOUSTON, TEXAS**

MAIN STREET/MARKET SQUARE ZONE

Seventh Amended
Project Plan and Reinvestment Zone Financing Plan

November 2, 2020

REINVESTMENT ZONE NUMBER THREE
CITY OF HOUSTON, TEXAS

MAIN STREET/MARKET SQUARE ZONE

Part H – Seventh Amended Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS

Seventh Amended Project Plan and Reinvestment Zone Financing Plan

Introduction:

Reinvestment Zone Number Three, City of Houston, Texas, also known as the Main Street/Market Square Tax Increment Reinvestment Zone ("T.I.R.Z. #3," or "Zone") was created by Houston City Council ("City") on December 13, 1995, by Ordinance No. 95-1323, pursuant to Chapter 311 of the Texas Tax Code, in an area comprising nine blocks around Market Square Park in Downtown Houston ("Downtown"). The primary goals of the Zone were, and are, to alleviate blight, deteriorated street and site conditions, and obsolete transit services and facilities, and encourage the sound growth of the residential, retail, and commercial sectors in Downtown through the design and construction of improved streetscape enhancements, pedestrian amenities, public utility system upgrades, parkland improvements, and historic preservation.

Section One:

The Part A Plan:

The City adopted the Part A Project Plan and Reinvestment Zone Financing Plan on September 11, 1996, by Ordinance No. 96-911 ("Part A Plan"). The Part A Plan called for the construction of 905 new residential units, retail, commercial and office development totaling approximately 188,000 square feet, and included provisions for public parking. Project costs enunciated in the Part A Plan included streetscape enhancements, improvements to Buffalo Bayou, financial assistance for the Rice Hotel, acquisition and rehabilitation of historic structures, and affordable housing.

The Part B Plan:

On November 11, 1998, the Board of Directors of the Zone recommended that the City expand the original Zone boundaries by adding approximately 65 blocks located primarily along Main Street. The annexation of additional territory into the Zone was approved by the City on December 16, 1998, by Ordinance No. 1998-1204 and adoption of the First Amendment to the Project Plan and Reinvestment Zone Financing Plan ("Part B Plan") was approved by the City by Ordinance No. 1998-1205, pursuant to Chapter 431 of the Transportation Code & Chapter 394 of the Local Government Code. Subsequently, on June 30, 1999, by Resolution No. 1999-0039, the City approved the creation of the Main Street/Market Square Redevelopment Authority, now d/b/a Downtown Redevelopment Authority ("Authority"). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A and Part B plans. The Part B plan restated the goals and objectives included in the Part A Plan and added several new project costs, including streetscape enhancement, transit street improvements, parking facilities to support retail development, theater district improvements, cultural and public facility improvements, and educational facilities.

The second amendment to the Zone's Project Plan was approved by City Council on August 11, 1999, by Ordinance No. 1999-828. The second amended plan restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. The primary intent of the second amended plan was to incorporate changes to Houston Independent School District's ("HISD") participation in the Zone following an amendment to the Interlocal Participation Agreement among HISD, the City, and the Zone, approved by the City on August 18, 1999, pursuant to Ordinance No. 1999-914. The changes included an increase in project costs for educational facilities and historic preservation. New project costs included in the second amended plan included provisions for, public parking facilities, and transit-related infrastructure improvements. No changes occurred to the boundaries of the Zone as part of the second amended plan.

The Part C Plan:

The third amendment to the Zone's Project Plan, the Part C Plan, was approved by City Council on September 14, 2005, by Ordinance No. 2005-1050, and the City approved the enlargement of the Zone by Ordinance No. 2005-1049. The Part C Plan restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. In addition, the Part C Plan provided for enlargement of the Zone's boundaries by the addition of two city blocks to facilitate and support the development of the Houston Pavilions project ("Pavilions"). The Pavilions is a mixed-use retail and office complex developed to stimulate major investment in the southeastern portion of Downtown. New project costs included in the Part C Plan provided for residential site development, parks and plazas, retail development, institutional facility improvements, property acquisition, and land assembly.

The Part D Plan:

The fourth amendment to the Zone's Project Plan, the Part D Plan, was approved by City Council on December 12, 2007, by Ordinance No. 2007-1423, and the City Council approved the enlargement of the Zone by Ordinance No. 2007-1422. The Part D Plan enlarged the Zone by the addition of city blocks encompassing City Hall, the Julia Ideson Building, the Central Library, City Hall Annex, Sam Houston Park, and the adjacent Buffalo Bayou parklands. This enlargement of the Zone supported the Julia Ideson Building expansion and other, future institutional facilities.

The Part E Plan

The Part E Plan is referenced in the Fifth Amendment to the Reinvestment Zone Project Plan and Reinvestment Zone Financing Plan; however, in order to align references to the various plan parts, Part E is now incorporated into Part F. Any reference to Part E in Ordinance No. 2011-989, is now incorporated into Part F herein.

The Part F Plan

The fifth amendment to the Zone's Project Plan, the Part F Plan, was approved by City Council on November 16, 2011, by Ordinance No. 2011-989, and the City Council approved the enlargement of the Zone by Ordinance No. 2011-988. The Part F plan provided for an economic development program, authorized by Chapter 380 of the Texas Local Government Code, to fund maintenance and operations for Buffalo Bayou Park ("Project"). The Project included improvements to Buffalo

Bayou Park, a 158 acre linear City park extending west of Downtown from the Sabine Street Bridge to the Shepherd Drive Bridge. Improvements included natural landscaping, site work, water features, trails, footpaths, and pedestrian lighting. Other enhancements included special lighting, pavilions, gardens, entry portals, art, special destinations, and limited concessions.

The Part G Plan:

The sixth amendment to the Zone's Project Plan, the Part G Plan, was approved by City Council on December 10, 2019, by Ordinance No. 2019-984, and the City Council approved the enlargement of the Zone by Ordinance No. 2019-983. The Part G Plan provides for the enhancement of and improvements to the approximately 395 acres of land added to the Zone's boundaries contemporaneously with the sixth amendment, and includes the areas covered by the Part A, Part B, Part C, Part D, Part E, and Part F Plans. Public improvements in the Part G Plan are in relationship to the goals, objectives, and project costs included in the original and amended Plans. Project costs are primarily intended for projects within the boundaries of the Zone; however, pursuant to Chapter 311 of the Texas Tax Code, as amended, if the Zone finds that there is a benefit to the Zone in implementing projects in areas outside the boundaries of the Zone, the Zone may expend project costs on those projects.

Pursuant to Texas Tax Code Section 311.010(e), the Zone amended the Project Plan to annex five distinct mappings contiguous with the Zone: (1) the underdeveloped, but burgeoning warehouse district on the north side of downtown, encompassing segments of Interstate 45 to Crockett, and Interstate 10 as the northern boundary terminating at Providence Street to the north with a contained, bounded annexation of the area marked by Interstate 69 from Providence Street and terminating at Pierce Street; (2a) an area of the Skyline District in the southwest quadrant of Downtown sweeping between Pierce and Bell westward to Andrews Street; (2b) an area of the Allen's Landing district in the west southwest quadrant of downtown bordered by Allen Parkway on the north, Bagby, Clay and Shaw Streets on the east, Andrews Street on the south, and Interstate 45 on the west; (3) an infill area bounded by Memorial and Houston Streets, and the Union Pacific Rail line, that will expand the Zone boundary west to encompass City municipal and administrative services buildings; and, (4) a five block "keyhole" addition at the heart of the Zone, bounded by Prairie, Milam, Rusk, Main, Texas and Travis (Blocks 58, 67, 68, 81, 82) composed of commercial structures. For maps of the area described above, please see the **Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.**

The addition on the northern side of Downtown (Area 1), referred to by its residents as the warehouse district, is an area that has seen only nascent economic development. In the blocks within the Zone that are south of the warehouse district, specifically the historic district, redevelopment has taken place as a result of the intervention of the Zone. The warehouse district is poised for similar redevelopment based on the historic nature of the area, its proximity to Downtown, the anticipated refashioning of the area as a result of the proposed North Houston Highway Improvement Project (NHHIP), and the interest of property owners. The Zone, in reference to and in collaboration with the Houston Downtown Management District (HDMD), will sponsor or provide capital improvement projects, economic development programs that promote business and eliminate blight and programs to encourage resilient community growth, historic preservation, housing, and restoration.

Contiguous with the addition of the warehouse district is the annexation of the area marked by the Interstate 10 freeway bordering the warehouse district to the north and the area marked by the Interstate 69 freeway bordering the eastern edge of downtown running from Providence to Pierce streets between Zones 15 and 24. Annexation of this freeway adjacent area, along with annexation of the southwest quadrant of downtown marked by the Interstate 45 freeway (Areas 2a & 2b) permits the Zone to actively engage in the capital improvement projects and civic opportunities proposed and considered as integral to a robust community view of Segment 3 of the NHHIP, the proposed highway redevelopment plan encircling Downtown that holds enormous promise of improved economic development and public connectivity, enhancing Downtown appeal, community engagement, and neighborhood sustainability. From the anticipated 35 civic opportunity projects poised to accompany the NHHIP will emerge a Green Loop that will envelop the downtown core and abutting neighborhoods. *See Exhibit 4.* Capable of lacing together the City's core communities, these civic opportunities range from a series of multiple garden bridges to an elevated linear park along Pierce Street, from an extended EaDo cap park spanning vibrant areas of Downtown and the developing East End, to signature plaza's joining neighborhoods previously severed from Downtown, from the development of neighborhood parks, trails, gateways and waterfront projects to attract and invigorate public engagement, to water management and detention proposals aimed at reinforcing the City's weather resilience and safeguarding residential neighborhoods.

The expansion of the blocks west of Travis and south of Bell (Areas 2a & 2b), variously referred to as the Skyline District and Allen's Landing, support ongoing redevelopment of Downtown's Main Street core including residential, lodging, and retail, through infrastructure upgrades, economic development grants and enhancement of parks, public spaces, and parking. Importantly, the addition of these two particular segments into the Zone enables the facilitation of capital improvement projects abutting the redeveloped Interstate 45 corridor that will emerge from the proposed NHHIP, including a proposed Freedmen's Town cap park and Fourth Ward Greenway, along with the proposed Pierce Skypark West Gateway. These projects offer to enhance public connectivity by invigorating the interface between the southwest City core and the densified Midtown and Fourth Ward neighborhoods.

The annexation of the area north of Memorial and bounded by Houston Street and the Union Pacific Rail line (Area 3), is comprised mainly of City-owned surface parking lots, municipal courts and police facilities. The expansion into this area supports, and integrates the development proposed in the Western Downtown Facilities Complex. Buildings in this area, such as the Houston Police Department's Central Patrol and the City's Municipal Courts Building are only in partial use and, along with street conditions and utility infrastructure, require reevaluation in light of the City's resiliency initiatives and the implementation of the proposed NHHIP. Expansion into this area permits the Zone to work comprehensively to support the vision of Downtown civic facilities designed for the effective governance and administration of the City and enhanced public access. The addition of the five city-blocks between Main and Milam north of Rusk (Area 4), the keyhole addition at the physical center of the proposed annexation, enables the Zone to further promote business development, augment pedestrian engagement, and extend pedestrian-friendly safety and transportation programs from the Main/Travis corridor that have renovated and redefined public involvement with Downtown.

Optimizing opportunities in these five areas of annexation closely tracks the findings and goals enunciated in Plan Downtown to invigorate connectivity between Downtown and abutting neighborhoods, and to support and enhance Downtown's businesses, residential attraction, and walkability.

Section Two

The Part H Plan:

The Zone and the City now propose the seventh amendment to the Zone's Project Plan and Reinvestment Zone Financing Plan, the Part H Plan. The Part H Plan provides for the de-annexation, as indicated in Map 1, of the area known as Sam Houston Park to enable the annexation of that same public property into neighboring TIRZ #14. The proposed de-annexation will permit TIRZ #14 to celebrate and promote an historical continuity between Houston's historic Fourth Ward, the Antioch Baptist Church & Park, and the story of Houston's early growth, development and diversity represented in Sam Houston Park and its historic holdings. This de-annexation is the only change proposed by the Part H Plan and will not alter the project costs, goals or Financial Plan enunciated in the Part G Plan authorized by City Council on December 10, 2019 in Ordinance 2019-984.

Project costs are consistent with the Project costs from the Part A, Part B, Part C, Part D, Part E, Part F, and Part G plans. The Zone incorporates all Goals from the original Project Plan and subsequent amendments into the Seventh Amended Project Plan.

Proposed Goals for the Improvements in the Zone

The Part H Plan de-annexation of Sam Houston Park does not affect the proposed and restated goals of the Part G Plan passed by City Council on December 10, 2019, which relate to the original public improvement goals and are as follows:

Goal 1: Strengthen the Edges of Downtown to Capture Civic and Commercial Capacity in Concert with the Implementation of the NHHIP.

The North Houston Highway Improvement Project (NHHIP) will transform Downtown, its boundaries, and the manner in which Downtown interacts and connects with neighboring communities, as the Project entails entirely rebuilding, or decommissioning portions the three highways encircling the Downtown area. During this decade-long reconstruction, the NHHIP presents approximately 35 civic opportunities for public, private and non-profit development prompted by the availability of new public land as part of the highway relocation. The existing and proposed de-annexed area comprising the Zone boundaries trace these development opportunities as they augment Downtown's accessibility with anticipated multi-use recreational and civic assembly destinations, new connectivity demands, enhancement of existing facilities, and emerging resiliency projects. The total economic benefit of engaging in these civic opportunities is estimated at between 5.6 and 9 billion dollars, reflecting increased visitor, worker,

and resident spending, and enhanced real estate development values. Along the eastern edge of Downtown, the proposed EaDo cap park, a public assemblage area bridging the newly widened freeway between Lamar and Commerce, draws together the George R. Brown Convention Center, stadiums, parks and plazas poised above the highway, connecting Downtown to the emerging and vibrant east-side community, while invigorating the Downtown convention and sports districts. The outsized impact of a fully programmed EaDo cap is estimated to infuse 1.3 billion dollars into the Houston economy through consumer spending and development values. The second high-impact civic opportunity presented by the NHHIP involves the conversion of the decommissioned Pierce Elevated into a signature linear park and carries an estimated economic impact of 600 Million dollars. *Id.* These NHHIP opportunities are replicated on a more moderate scale along the northern and western boundaries of the TIRZ, permitting coordination of multi-modal connectivity demands paralleling the newly conceived Interstate 10 corridor north of the warehouse district as well as the streamlined Interstate 45 link skirting the western edge of the Zone. Civic opportunities encompassed along the northern boundary of the Zone include planning for an enlarged UH-Downtown campus, coordinating the impact of the North Canal construction, realigning, extending, and preserving essential surface streets and infrastructure, and pursuing alternative housing opportunities in the historic Warehouse district. Encompassing the Skyline District to the west of Travis permits the Zone to realize infill opportunities, activate street frontage within the office corridors and strengthen Downtown's commercial core through increased residential, civic and retail development. Managing the development of these civic needs and opportunities will serve to fully optimize the promise of the NHHIP to maximize the public benefit for the City. See Exhibits 3 & 4, Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.

Goal 2: Create a Green Loop encircling Downtown to capture the opportunities incumbent in the NHHIP by coordinating the development of open green space, legacy, cap, and linear parks, garden bridges, gateways, public squares, and other appropriate recreational facilities to enhance connectivity and develop resiliency to flood events.

The envisioned Green Loop is a 5-mile transportation and recreation circuit skirting Downtown and the Zone. The Green Loop emerges from the highway redevelopment project as a means for ensuring the continued vitality of Downtown and enhancing the resiliency of abutting neighborhoods. Annexing the areas into the Zone permits suitable stewardship to engage with the development of this exceptional opportunity for the growth of the City as a world-class destination and enlivened community for its residents. Connecting adjacent neighborhoods to Downtown through public infrastructure, garden bridges, regional trail systems, adequate shade, comfort and like enhancements to bayous, bridges, parks, gateways, squares, and other public open green spaces will support and enhance the viability of residential, commercial, and retail districts Downtown. Further opportunity exists to develop civic spaces – libraries, schools and community centers – that front the Green Loop in support of the Downtown core and serve to build on Downtown's emerging neighborhood clusters, thus attracting new residents and enlarging options for families, students, and prospective homeowners. The treatment of bayou ecology as a water management project, envisioned in the Green Loop, presents the further opportunity to ensure development is resilient to flood events and supportive of the region's unique ecosystem. See Exhibits 3, 4 & 5, Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.

Goal 3: Rehabilitation and development of Cultural, Public and Institutional Facilities, Historic Preservation, and Residential Housing.

The unique character of the Warehouse District, together with the opportunities presented by the NHHIP realignment, permits the utilization of public land vacated by the NHHIP to support both Downtown's population growth goals and workforce housing prospects at new development sites as well as maintain and highlight the area's historic character. The Zone's efforts in the Skyline District, in concert with the Green Loop enhancements permits an enriched connection between Downtown's office and retail core to housing and entertainment options in Midtown and the Fourth Ward. The de-annexation of Sam Houston Park from the Zone, and the simultaneous annexation of the Park by TIRZ #14, as proposed by the Part H Plan serves to enhance the opportunity for a connective promenade along Andrews Street and the preservation of the Park's historic holdings. In addition, the Zone's focus on the Houston Police Department's Reisner Complex and the Municipal Courts Building to the west of the de-annexed Park property, provides an opportunity to develop a strategic location for high-profile civic uses, governmental offices, and new housing leveraged with private, public, and non-profit developers. Here, the goal centers on upgrading and expanding the existing City facilities in western Downtown to consolidate or relocate certain facilities to alternative sites, repurpose existing facilities, determine the priorities for highest and best land uses, and envision new means of urban connectivity within the area to permit City government to operate more efficiently for employees and citizenry alike.

Goal 4: The creation of pedestrian-friendly, safe environments within the boundaries of the Zone through the reconstruction of streets and sidewalks with ample lighting and streetscape amenities.

Streetscape enhancements create a walkable environment that assists in attracting investment in retail, residential, and commercial developments, provides community gathering places, and encourages pedestrian transit in the public realm. Enhanced streetscape components will include sidewalks, lighting, signage, street trees, landscaping, street furnishing, smart wayfinding, and other pedestrian amenities. The reconstruction of key streets and sidewalks, infill development, and protected bike lanes will enhance the level of service in the area. The construction of sidewalk systems, including ADA-compliant ramps and other treatments, will improve pedestrian safety, enrich the visual environment, and provide connectivity both within Downtown and between adjacent districts. All improvements will be coordinated with the street reconstruction programs of the City, Harris County, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of Zone monies through the funding of elements not addressed by the capital improvement projects of sister agencies, permitting the potential to amplify those efforts. Focus will be given to repairing and replacing old and dysfunctional infrastructure and creating walkable and inviting streets and sidewalks for residents, businesses and visitors.

Goal 5: The reinforcement of Houston's Innovation Economy along the Main Street corridor and throughout Downtown.

The retention and expansion of innovative business developments along the Main Street corridor enhances the continued successful redevelopment of the Downtown. Strengthening connections between existing businesses in Downtown and the start-up community by leveraging existing work-spaces for shared innovation ecosystems comprising a hub for technology accelerators and

incubators ensures a pivotal density of research and business partnerships to prosper within Downtown. Offering the catalytic mix of Downtown office space for start-ups and small businesses will attract and sustain innovators and their funders within Downtown and throughout Houston. By facilitating and incentivizing collaboration among Downtown's office core, area universities, industrial and warehouse facilities, and the use of shared office spaces the Zone will establish and grow Downtown's innovation District to become the center of gravity for technology and entrepreneurship in the region. *See Exhibits 3 & 5, Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.*

Goal 6: Economic Development Program.

In cases where capital improvements to public infrastructure alone are insufficient or inadequate to stimulate private investment and economic development, the Zone may collaborate in funding an economic development program to incentivize private enterprise in the Zone and serve as a catalyst for other business developments ("Program"). The Program would support appropriate operation and maintenance of public infrastructure and facilities, including parks and recreational facilities, to develop and diversify the economy of the Zone, favorably impacting area unemployment and underemployment in the Zone, and develop or expand transportation, business, and commercial activity in the Zone. Other examples of how the Program would be used include funding for business development and retention, business loss mitigation in cases where large public construction projects disrupt access to and operation of businesses, economic development grants to catalyze investments, and matching grants to provide leverage for other economic development funds such as state enterprise projects, state economic development bank funds, and new market tax credit allocations. The Program as outlined in this Plan constitutes an economic development program of the Zone. The Zone may, further, collaborate in facilitating robust connections between private investment in Qualified Opportunity Funds and development efforts seeking funding in those areas of the Zone designated as Opportunity Zones as a result of the 2017 Tax Cuts and Jobs Act.

Other Project Plan Provisions

A. Project Plan

Existing Uses of Land (Texas Tax Code §311.011 (b)(1)): Map 2 attached hereto depicts the existing land and proposed uses in the Original, Annexed, and de-annexed Areas of the Zone. Map 1 attached hereto highlights the proposed de-annexation of Sam Houston Park from the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses. The Part H Plan de-annexation removes Sam Houston Park from the Zone, a parcel of no taxable value. All other land uses remain as depicted by the prior plans and in the Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): There are no proposed changes to any City ordinance, master plan, or building code in the Part H Plan de-annexation of Sam Houston Park.

Estimated Non-Project Costs (Texas Tax Code §311.011 (b)(3)): There are no estimated non-project costs to the Part H Plan de-annexation.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011 (b)(4)): It is not anticipated that any residents will be displaced by the Part H plan de-annexation.

B. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): There are no estimated project costs to the Part H Plan de-annexation of Sam Houston Park.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Part G Plan, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019. The Part H Plan de-annexation does not anticipate the application of section 311.011(c)(2).

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): The Part H Plan does not alter prior authorized plans in the Zone and does not affect the Part G Plan economic feasibility studies that demonstrate the economic potential of the Zone including the HR&A study entitled, *Civic Opportunities Related to the North Houston Highway Improvement Project: Economic Impacts and Community Benefits* (December 2017) See Exhibit 3, Sixth Amended Project Plan and Reinvestment Zone Financing Plan, November 19, 2019. The incremental revenue estimates are the same under the Part H Plan as under the Part G Plan, as the de-annexed property contains no taxable value; as such, the incremental revenue estimates remain sufficient to cover the costs of the redevelopment and infrastructure improvements in the Zone as proposed in the Part G Plan. The Part G Plan estimated total project costs of \$816,617,353. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan, Part E Plan, Part F, Part G Plan, and Part H Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011 (c)(4), §311.011 (c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): The Part H Plan de-annexation of Sam Houston Park does not alter prior authorized plans in the Zone and does not affect the Part G Plan methods and sources studies that demonstrate the economic potential of the Zone. Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. TY 1996 was the base year for the Zone and TY 2043 is the termination date. As outlined in Exhibit 2 at least \$872,083,156 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.56792/\$100 of assessed valuation in the Original, 1999, 2007, and 2011

Annexed Areas. The City is also contributing \$0.23100/\$100 of assessed valuation in the 2005 Annexed Area. An HISD contribution of \$1.1367/\$100 of assessed valuation in the Original and 1998 Annexed Areas is also included in the increment calculation along with 51% of a Harris County contribution of \$0.407130/\$100 of assessed valuation in the 2005 Annexed Area and 51% of a Harris County Flood Control Contribution of \$.02792/\$100 of assessed valuation in the 2005 Annexed Area.

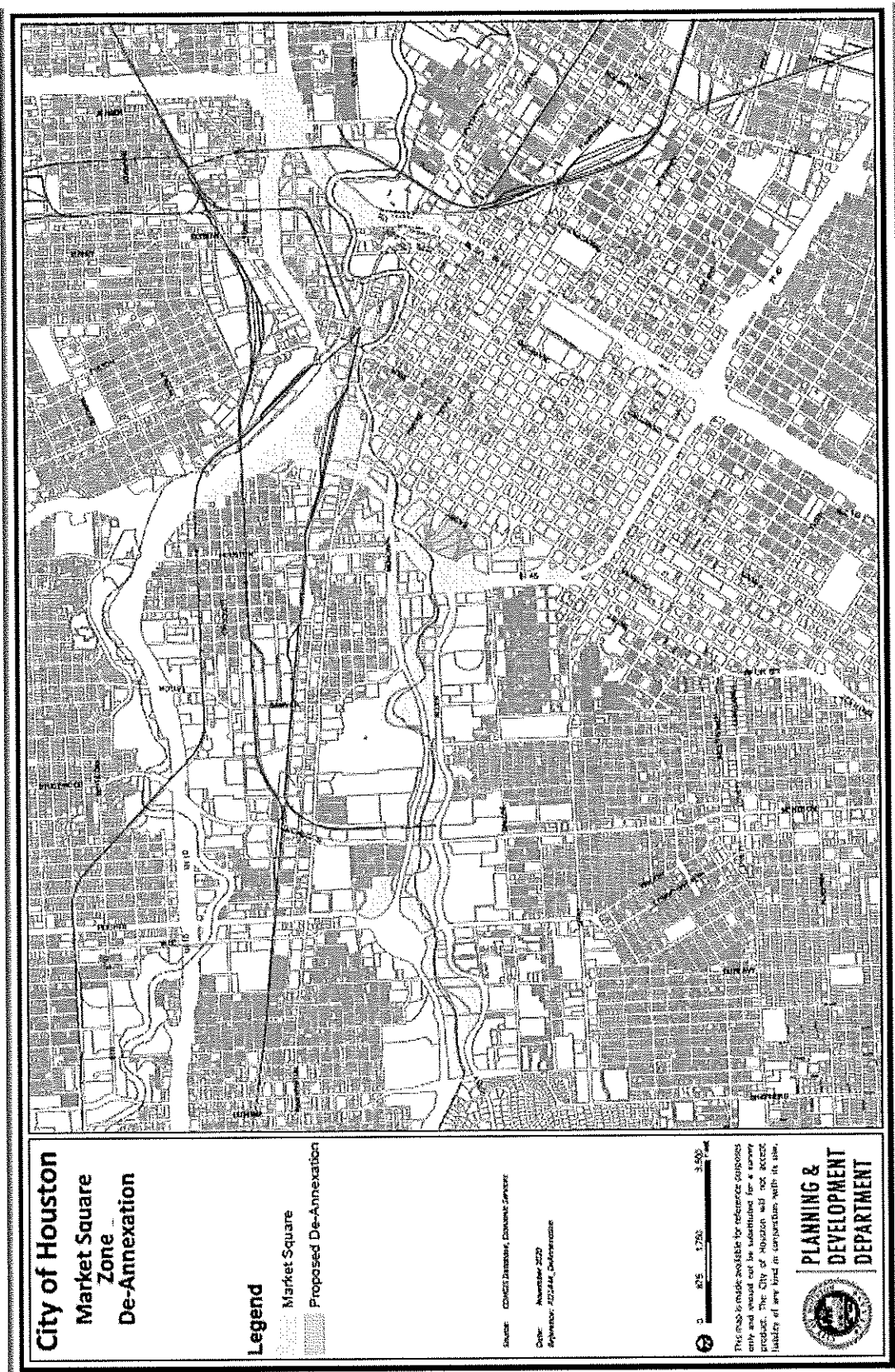
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011 (c)(7)): The current projected appraised value of taxable real property in the Zone, as of November 1, 2019, was \$4,875,755,569 and that appraised value is not diminished by the proposed Part H Plan de-annexation.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2 and is not altered by the proposed Part H Plan de-annexation.

Zone Duration (Texas Tax Code §311.011 (c)(9)): When the Zone was initially created by City Council on September 11, 1996, its duration was established at 30 years. On November 16, 2011, City Council granted the Zone's request to extend the duration of the Zone to December 31, 1943.

MAPS AND EXHIBITS

Map 1 – Proposed De-Annexation



Map 2 – Proposed and Existing Land Uses

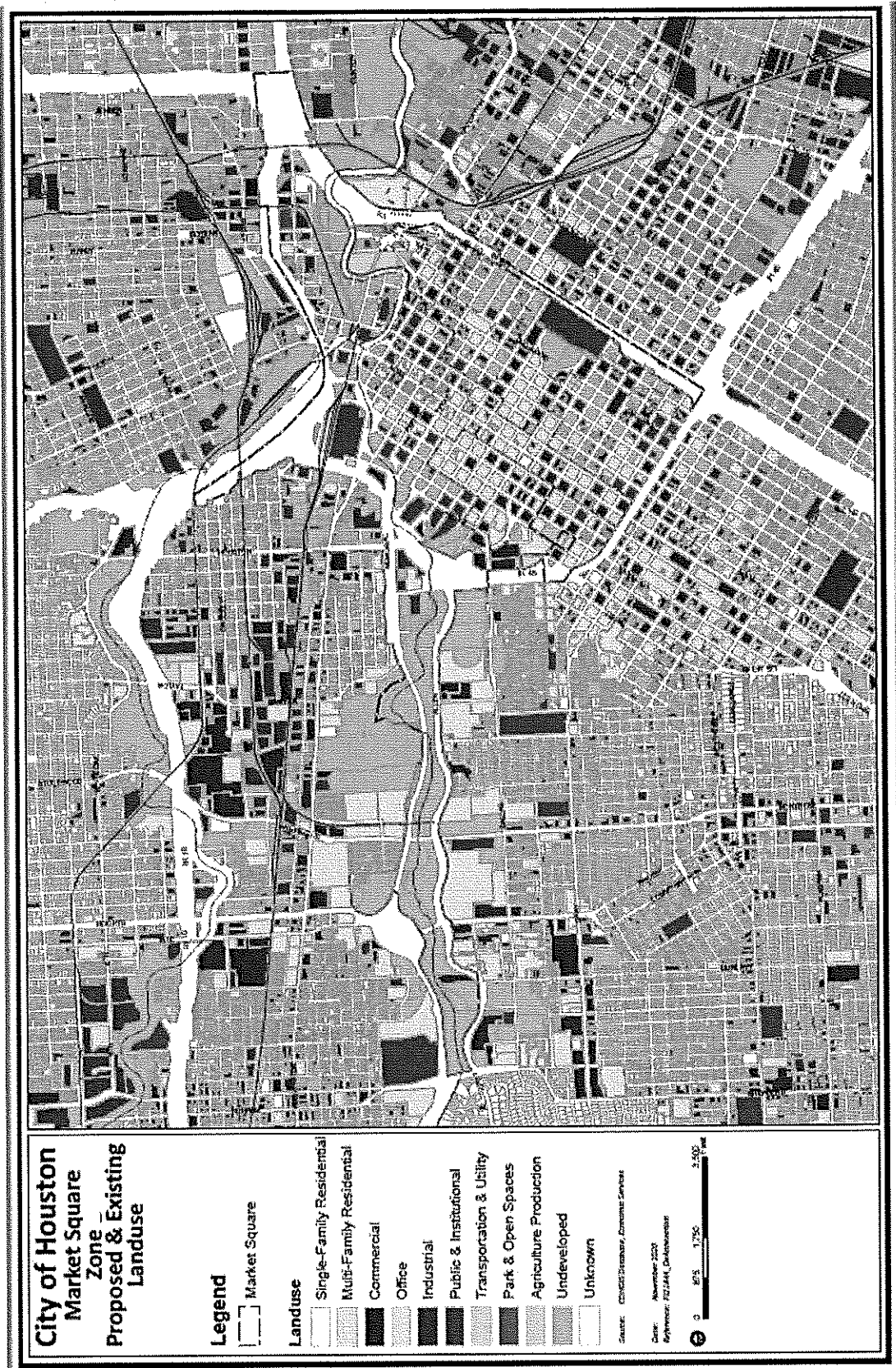


Exhibit 1 – Project Costs Schedule

Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B, Part C and Part D Plans and the changes made to those budgets through this Part G Amendment:									
	1996 Plan Estimated Costs	1998 Plan Estimated Costs	1999 Plan Estimated Costs	2005 Plan Estimated Costs	2007 Plan Estimated Costs	2011 Plan Estimated Costs	2019 Plan Estimated Costs	Costs Through 6/30/2019	Remaining Costs
Infrastructure Improvements:									
Roadways and Street Improvements	2,000,000	11,675,000	11,675,000	9,600,000	9,600,000	23,164,730	47,500,000	36,814,288	\$ 10,685,712
Transit Improvements	-	16,000,000	22,750,000	15,500,000	15,500,000	17,669,720	43,334,450	27,712,337	\$ 15,622,113
Total Infrastructure Improvements	2,000,000	27,675,000	34,425,000	25,100,000	25,100,000	40,834,450	90,834,450	64,526,625	\$ 26,307,825
Total Other Project Costs									
Real Property Improvements	23,750,000	23,750,000	23,750,000	23,750,000	47,750,000	47,500,000	57,520,266	22,045,701	\$ 35,474,565
Parking Facilities	-	15,000,000	15,000,000	3,100,000	3,100,000	10,156,417	10,156,417	-	\$ 10,156,417
Historic Preservation Improvements	1,500,000	9,000,000	16,500,000	13,500,000	18,500,000	26,351,008	26,351,008	15,522,789	10,828,219
Parks and Recreational Facilities Improvements	4,000,000	10,000,000	10,000,000	10,000,000	26,300,000	32,044,167	273,044,167	5,749,158	\$ 267,295,009
Theater District Improvements	-	11,500,000	11,500,000	11,500,000	11,500,000	11,504,779	11,504,799	5,310,151	6,194,648
Cultural and Public Facilities Improvements	-	-	-	-	-	10,000,000	10,000,000	1,503,555	8,496,445
Property Acquisition/Land Assemblage	-	-	-	-	-	166,800,000	166,800,000	30,633,492	136,166,508
Economic Development Programs	-	-	-	-	19,500,000	22,000,000	22,000,000	10,678,800	11,321,200
Institutional Facilities	-	-	-	-	15,000,000	20,266	-	-	-
Affordable Housing Improvements	-	-	-	2,375,000	-	21,650,000	48,990,000	21,571,169	27,358,831
Financing Costs	2,000,000	-	-	21,650,000	10,650,000	21,650,000	48,990,000	21,571,169	27,358,831
Zone Administration	750,000	1,891,000	1,891,000	1,891,000	6,750,000	6,934,426	16,934,426	6,068,901	10,865,525
Educational Facilities Project Costs	-	32,182,656	82,541,820	82,541,820	82,541,820	82,541,820	82,541,820	43,909,837	38,631,983
Project Plan Total	34,000,000	130,998,656	195,607,820	209,707,820	280,991,820	488,337,333	816,617,353	277,520,178	589,097,175
Note: There is no Part E Plan approved by City Council. The 2011 Project Plan refers to an E Plan; however, none exists.									

Appendix – Exhibit 1A
Detailed Overview of Plan Amendments

Part A Plan**Estimated Project Costs \$34,000,000****Adopted by City Council by Ordinance 1996-0911 on 9/11/96**Streetscape Enhancements

\$2,000,000

Deleted in Part B

Public streetscape enhancements to serve a residential population and concerns for enhanced security, including but not limited to lighting, walks, landscaping and related street furniture. Improvements in addition to and integrated with street reconstruction by METRO. *Status: Deleted and replaced by Second Amended Plan (Part B) dated August 9, 1999.*

Buffalo Bayou Riverwalk

\$4,000,000

Market research identified waterfront amenities and recreational greenbelts as key amenities for potential residents. A riverwalk along the south bank of Buffalo Bayou takes advantage of existing structures lining the stream and connects Sesquicentennial Park and Allen's Landing. Improvements included walkways and access point landscaping. *Status: No change in scope; carry forward into revised plan.*

Preparation of Residential Development Sites

\$5,000,000

Plan provided utilities, public parking and eligible developer reimbursements associated with residential/mixed use development and redevelopment supporting new construction consisting of 640 dwelling units on sites currently occupied by surface parking lots. Approximately 2,000 structured parking spaces are anticipated to serve the residents and public visitors. Many of these spaces integrated into residential development projects. *Status: No change in scope; carry forward into revised plan.*

Rice Hotel Financial Assistance

\$18,750,000

The Zone provided assistance in the conversion of the preexisting Rice Hotel building into a mixed-use development providing 345 residential units, ground-level retail space and parking facilities. *Status: No change in scope; carry forward into revised plan.*

Acquisition/Rehabilitation of Historic Structures

\$1,500,000

Preservation and restoration of smaller historic structures through acquisition/ resale and/or rehabilitation of roofs, other structural elements, and facades. Projects allow for retail and other services for area residents. *Status: No change in scope; carry forward into revised plan.*

Part B Plan**Estimated Project Costs \$130,998,656****Adopted by City Council by Ordinance 1998-1205 on 12/16/98****Estimated Project Costs \$195,607,820****Adopted by City Council by Ordinance 1999-0828 on 8/11/99**

City adopted a restated Part C Plan to 1) incorporate changes in HISD participation and 2) restate and redefine goals and objectives of Part A and Part B plan.

Streetscape Enhancements

\$11,675,000

Reduced to \$7,100,000 in Part C

Initially, streetscape enhancements and sidewalk vault improvements for streets not included in METRO Transit Streets or Cotswold projects. After adoption of Part C, includes roadway improvements such as storm sewer inlets and leads, curbs/gutters and pavement resurfacing. *Status: No change in scope; carry forward into revised plan.*

Transit Streets \$16,000,000
Reduced to \$10,000,000 in Part C
Main Street improvements in conjunction with METRO's new rail installation. *Status: No carry forward.*

Public Parking Facilities \$15,000,000
Deleted in Part C
TIRZ funding to supplement garage development to promote retail and residential development in Market Square and Main Street areas. *Status: Deleted and replaced by The 2005 Plan. No carry forward.*

Transit Center and Super-Stop \$6,775,000
Reduced to \$2,500,000 in Part C
Provide 1) local match financing to secure METRO's federal grant for cost of Transit Center and 2) co-funding of development of Superstop. *Status: Scope changed (delete Transit Center component); \$2.2M expended against reduced cost. carry forward into revised plan.*

Acquisition/Rehabilitation of Historic Structures \$15,000,000
Reduced to \$12,000,000 in Part C
Funding to acquire, lease, and/or sell properties or participate with property owners to promote development of underutilized historic buildings for residential and/or commercial uses, enhancing existing pedestrian/retail environment. *Status: No change in current scope; Carry forward into revised plan.*

Education Facilities \$82,541,820
Educational facilities improvements as provided in Chapter 311 of the Texas Tax Code for projects located inside or outside the Zone. These facilities will be provided in accordance with Interlocal Agreement with HISD. *Status: No change in current scope; Carry forward into revised plan.*

Buffalo Bayou Improvements \$6,000,000
Reduced to \$2,300,000 in Part D
Scope as initially conceived provided continuation of Part A Riverwalk improvements. Scope reduced in The 2007 Plan. *Status: No change in current scope; Carry forward into revised plan.*

Theater District Improvements \$11,500,000
With others, provide funding for improvements to Theater District streets, sidewalks, public spaces and/or cultural/public buildings. *Status: No change in current scope. Carry forward into revised plan.*

Part C Plan
Estimated Project Costs \$209,707,820
Adopted by City Council by Ordinance 2005-1050 on 9/14/05
Economic Development Grant \$8,800,000

Zone enlarged to facilitate development of mixed use retail, residential and office complex. The Zone provided funding support to *Houston Pavilion* project in an effort to stimulate major investment within the CBD. *Status: No change in scope, carry forward into revised plan.*

Retail Parking Facilities \$5,500,000
The Zone provided funding support for the *Houston Pavilion's* project parking facilities. The project included upgrades to the existing garage to meet retail standards for safety and welfare of the general

public and included air right access, safety lighting, interior way finding, landscaping and ingress/egress modifications. *Status: No change in scope; carry forward into revised plan.*

Public Parking Facilities \$3,100,000

Parking facilities originally identified in Part B to serve the retail core. Part C provided funding for a second parking facility in another area of the Zone. *Status: No change in scope; carry forward into revised plan. Status.*

Transit Streets and Facilities \$5,500,000

Continued public investment in transit improvements that serve the Zone, which could include roadway infrastructure, utilities, site preparation, and related right-of-way acquisition associated with transit improvements. *Status: No change in scope; carry forward into revised plan.*

Affordable Housing \$2,375,000
Increased to \$15,000,000 in Part D

Increasingly, affordable housing for the downtown workforce has emerged as an important public policy issue. Zone funding can promote private, public, and non-profit developers to integrate affordable housing into their residential development within the downtown area. *Status: No change in scope; carry forward into revised plan.*

Part D Plan

Estimated Project Costs \$285,991,820

Adopted by City Council by Ordinance 2007-1423 on 12/12/07

Residential Site Development \$5,000,000

Additional \$5M project funding for residential site development into areas annexed beyond original area, providing utilities and developer reimbursements for residential development. *Status: No change in scope; carry forward into revised plan.*

Parks, Plazas and Streetscapes \$20,000,000

Development or redevelopment of parks and plazas within an expanded Zone to include, but not limited to, public streetscape improvements, street furniture, and landscaping along the public right-of-way. *Status: No change in scope; carry forward into revised plan.*

Retail/Residential Development \$14,000,000

Promote development of street-level retail and residential development within the Central Business District. *Status: No change in scope; carry forward into revised plan.*

Institutional Facilities \$19,500,000

Completed project: expansion and restoration of the Julia Ideson Building of the Central Library. Other public institution projects are to be considered. *Status: No change in scope; carry forward into revised plan.*

Property Acquisitions/Land Assemblage \$10,000,000

To promote further redevelopment within the Zone. *Status: No change in scope; carry forward into revised plan.*

Acquisition/Rehabilitation of Historic Structures \$5,000,000

To promote further redevelopment within the Zone. *Status: No change in scope; carry forward into revised plan.*

Part F Plan

Estimated Project Costs \$488,337,353

Adopted by City Council by Ordinance 2011-989 on November 16, 2011

Roadways & Street Improvements \$22,500,000

To develop and or sponsor projects that improves mobility throughout the downtown area. Identified projects may include but are not limited to lighting, milling, paving, overlaying, curb, gutter and utilities. *Status: No change in current scope; Carry forward into revised plan.*

Infrastructure Mobility & Transit Improvements \$18,334,450

Continued public investment in transit improvements that serve the Zone, which could include roadway infrastructure, utilities, site preparation, lighting, landscaping, furniture, signage, related right-of-way acquisition associated with transit improvements, and other public amenities. *Status: No change in current scope; Carry forward into revised plan.*

Residential & Retail Development \$57,520,266

Funding assistance on residential/mixed use projects that will revitalize the retail market and promote development/redevelopment of street-level retail within the Central Business District. Zone funding can encourage private, public, and non-profit developers to integrate "Workforce Housing" into their residential development within the downtown area. *Status: No change in current scope; Carry forward into revised plan.*

Parking Facilities Development \$10,156,417

Identified projects will assist in providing additional parking to serve patrons, workers, visitors and residents of the Central Business District and spur retail and residential development. *Status: No change in current scope; Carry forward into revised plan.*

Historic Preservation \$26,351,008

To preserve the historic significance of Downtown Houston; the Zone has created a Historic Preservation Program to grant funds to developers to restore the facades of historically significant buildings, placement of historical markers, fixtures, lighting and art. *Status: No change in current scope; Carry forward into revised plan.*

Parks, Plaza & Recreational Facilities \$32,044,167

Zone funding will encourage the development or redevelopment of parks, green space and plazas within the Zone to create a pedestrian friendly oasis and an amenity to the surrounding businesses/retail/residential communities. These projects will promote other area improvements and economic growth. *Status: No change in current scope; Carry forward into revised plan.*

Theater District Improvements \$11,504,779

To develop and or sponsor public improvement projects that will include but are not limited to lighting, installation of sidewalks, public spaces, signage, street furniture, signage and the installation of

landscaping or other public amenities. Status: No change in current scope; Carry forward into revised plan.

Cultural & Public Facilities Improvements \$10,000,000

To develop and or sponsor projects that improves the quality of life for residents, workers and visitors of the CBD. Status: No change in current scope; Carry forward into revised plan.

Economic Development Programs \$166,800,000

Pursuant to the authority granted by Section 311.010(h), Texas Tax Code. The Zone has established an Economic Development Program to promote, develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business and commercial activity within the Zone. Status: No change in current scope; Carry forward into revised plan.

Institutional Facilities Improvements/Development \$22,000,000

The Authority will partner with private philanthropic fundraising efforts to improve institutional facilities of the participating taxing authorities of the Zone. Status: No change in current scope; Carry forward into revised plan.

Educational Facilities \$82,541,820

Educational facilities improvements as provided in Chapter 311 of the Texas Tax Code for Projects Located inside or outside the Zone. These facilities will be provided in accordance with the Interlocal Agreement with HISD. Status: No change in current scope; Carry forward into revised plan.

Part G Plan
Estimated Project Costs \$816,617,353

Roadways & Streets \$47,500,000

To develop and or sponsor projects that improve mobility throughout the Zone. Identified projects may include but are not limited to bridges and surface street connections required as a result of NHHIP development, lighting, milling, paving, overlaying, curb, gutter, and utilities work. Increased from Plan F.

Infrastructure, Mobility, Transit Improvement \$43,334,450

Continued investment in public transit improvements that serve the expanded Zone, which could include improvements associated with NHHIP development, roadway infrastructure, utilities, site preparation, lighting, landscaping, furniture, signage, related right-of-way acquisition associated with transit improvements and associated public amenities. Increased from Plan F.

Real Property Improvements \$57,520,266

To develop and or sponsor projects to enhance and revitalize the expanded Zone, to promote ground-floor retail, fund and encourage public and non-profit developers to integrate workforce housing into residential developments within the Zone.

Parking Facilities \$10,156,417

Identified projects will assist in providing additional parking to serve patrons, workers, visitors and residents of the expanded Zone to stimulate retail and residential development providing ease of access to City's amenities. Carried forward from Plan F.

Historic Preservation Improvements \$10,156,417

Funding to participate with property owners to promote development of underutilized historic buildings for residential and/or commercial uses, enhancing existing pedestrian and retail environment.

Parks & Recreational Facilities Improvements \$273,044,167

Funding to capture the civic opportunities resulting from the NHHIP, attentive to enhancing the connections between the Zone and adjacent communities and concentrated on amenities at the edges of Downtown. Identified projects may include, but are not limited to, an EaDo cap public assemblage joining Downtown to the East End, a signature linear park situated on the Pierce Elevated decommissioned as a result of the NHHIP, plazas, parks, and gateways joining Downtown and an enhanced Buffalo Bayou to the Second, Third, Fourth and Fifth Wards.

Theater District Improvements \$11,504,799

To develop and or sponsor public improvement projects that will include but are not limited to lighting, installation of sidewalks, public spaces, signage, street furniture, and the installation of landscaping or other public amenities. Carried forward from Plan F.

Cultural & Public Facility Improvements \$10,000,000

To develop and or sponsor projects that improve the quality of life for residents, workers, and visitors of the expanded Downtown Zone. Carried forward from Plan F.

Economic Development Programs \$166,800,000

Pursuant to the authority granted by Section 311.010(h), Texas Tax Code, the Zone has established an Economic Development Program to promote, develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business and commercial activity within the expanded Zone. Carried forward from Plan F.

Institutional Facilities \$22,000,000

The Authority will partner with private philanthropic fundraising efforts to capture opportunities to develop and or improve institutional facilities of the participating taxing authorities of the Zone. Identified projects may include but are not limited to facilities housing and supporting the administrative arms of City governance and situated on the western edge of the Zone. Carried forward from Plan E.

Educational Facilities \$82,541,820

Educational facilities improvements as provided in Chapter 311 of the Texas Tax Code for projects inside or outside the Zone. These facilities will be provided in accordance with Interlocal Agreement with HISD. Carried forward from Plan B.

Financing Costs

\$48,930,000

Estimating Financing Costs for parts A, B, C, D, E, F and G as described in Exhibit 1

Zone Administration

\$16,934,426

Estimated Administration Costs for parts A, B, C, D, E, F and G as described in Exhibit 1

Part H Plan

Estimated Project Costs: Unchanged from Part G Plan

The de-annexation of Sam Houston Park is not estimated to affect the project costs of the Zone's projects.

Exhibit 2 – Estimated Net Revenue Schedule of All Participating Jurisdictions

Tax Year (1)	Increment Revenue				Transfers/Administrative Fees					Net Revenue (Total Increment Revenue less Total Transfers)
	City	Houston ISD (2)	Harris County (3)	Total Increment Revenue	City Admin (5%)	Houston ISD Educational Facilities	HISD Admin	Harris County Admin (5%)	Total Admin/ Transfers	
2019	\$ 17,603,324	\$ 4,989,287	\$ 375,563	\$ 22,968,173	\$ 880,166	\$ 1,612,386	\$ 25,000	\$ 18,778	\$ 2,536,330	\$ 20,431,843
2020	\$ 18,676,856	\$ 4,989,287	\$ 392,316	\$ 24,058,459	\$ 933,843	\$ 1,612,386	\$ 25,000	\$ 19,616	\$ 2,590,845	\$ 21,467,614
2021	\$ 19,793,328	\$ 4,989,287	\$ 409,740	\$ 25,192,355	\$ 989,666	\$ 1,612,386	\$ 25,000	\$ 20,487	\$ 2,647,539	\$ 22,544,816
2022	\$ 20,954,460	\$ 4,989,287	\$ 427,861	\$ 26,371,608	\$ 1,047,723	\$ 1,612,386	\$ 25,000	\$ 21,393	\$ 2,706,502	\$ 23,665,106
2023	\$ 22,162,037	\$ 4,989,287	\$ 446,707	\$ 27,598,031	\$ 1,108,102	\$ 1,612,386	\$ 25,000	\$ 22,335	\$ 2,767,823	\$ 24,830,207
2024	\$ 23,417,917	\$ 4,989,287	\$ 436,398	\$ 28,843,601	\$ 1,170,896	\$ 1,612,386	\$ 25,000	\$ 21,820	\$ 2,830,102	\$ 26,013,500
2025	\$ 24,724,032	\$ 4,989,287	\$ 436,398	\$ 30,149,717	\$ 1,236,202	\$ 1,612,386	\$ 25,000	\$ 21,820	\$ 2,895,407	\$ 27,254,309
2026	\$ 26,082,392	\$ 4,989,287	\$ -	\$ 31,071,678	\$ 1,304,120	\$ 1,612,386	\$ 25,000	\$ -	\$ 2,941,506	\$ 28,130,173
2027	\$ 27,495,086	\$ -	\$ -	\$ 27,495,086	\$ 1,374,754	\$ -	\$ -	\$ -	\$ 1,374,754	\$ 26,120,331
2028	\$ 28,964,288	\$ -	\$ -	\$ 28,964,288	\$ 1,448,214	\$ -	\$ -	\$ -	\$ 1,448,214	\$ 27,516,073
2029	\$ 30,492,258	\$ -	\$ -	\$ 30,492,258	\$ 1,524,613	\$ -	\$ -	\$ -	\$ 1,524,613	\$ 28,967,645
2030	\$ 32,081,346	\$ -	\$ -	\$ 32,081,346	\$ 1,604,067	\$ -	\$ -	\$ -	\$ 1,604,067	\$ 30,477,279
2031	\$ 33,733,999	\$ -	\$ -	\$ 33,733,999	\$ 1,686,700	\$ -	\$ -	\$ -	\$ 1,686,700	\$ 32,047,299
2032	\$ 35,452,757	\$ -	\$ -	\$ 35,452,757	\$ 1,772,638	\$ -	\$ -	\$ -	\$ 1,772,638	\$ 33,680,119
2033	\$ 37,240,266	\$ -	\$ -	\$ 37,240,266	\$ 1,862,013	\$ -	\$ -	\$ -	\$ 1,862,013	\$ 35,378,253
2034	\$ 39,099,275	\$ -	\$ -	\$ 39,099,275	\$ 1,954,964	\$ -	\$ -	\$ -	\$ 1,954,964	\$ 37,144,311
2035	\$ 41,032,645	\$ -	\$ -	\$ 41,032,645	\$ 2,051,632	\$ -	\$ -	\$ -	\$ 2,051,632	\$ 38,981,012
2036	\$ 43,043,349	\$ -	\$ -	\$ 43,043,349	\$ 2,152,167	\$ -	\$ -	\$ -	\$ 2,152,167	\$ 40,891,181
2037	\$ 45,134,481	\$ -	\$ -	\$ 45,134,481	\$ 2,256,724	\$ -	\$ -	\$ -	\$ 2,256,724	\$ 42,877,757
2038	\$ 47,309,259	\$ -	\$ -	\$ 47,309,259	\$ 2,365,463	\$ -	\$ -	\$ -	\$ 2,365,463	\$ 44,943,796
2039	\$ 49,571,028	\$ -	\$ -	\$ 49,571,028	\$ 2,478,551	\$ -	\$ -	\$ -	\$ 2,478,551	\$ 47,092,477
2040	\$ 51,923,268	\$ -	\$ -	\$ 51,923,268	\$ 2,596,163	\$ -	\$ -	\$ -	\$ 2,596,163	\$ 49,327,104
2041	\$ 54,369,597	\$ -	\$ -	\$ 54,369,597	\$ 2,718,480	\$ -	\$ -	\$ -	\$ 2,718,480	\$ 51,651,117
2042	\$ 56,913,779	\$ -	\$ -	\$ 56,913,779	\$ 2,845,689	\$ -	\$ -	\$ -	\$ 2,845,689	\$ 54,068,090
2043	\$ 59,559,729	\$ -	\$ -	\$ 59,559,729	\$ 2,977,986	\$ -	\$ -	\$ -	\$ 2,977,986	\$ 56,581,742
	\$ 886,830,754	\$ 39,914,293	\$ 2,924,984	\$ 929,670,031	\$ 44,341,538	\$ 12,899,088	\$ 200,000	\$ 146,249	\$ 57,586,875	\$ 872,083,156
Notes:										
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2048										
(2) Houston ISD participation terminates at the end of Tax Year 2023										
(3) Harris County participation ends December 31, 2025 or when total tax increments contributed by Harris County and Harris County Flood Control total \$8,500,000.										
(4) Houston Independent School District participation ends with tax year 2026.										
(5) Collection rate of 98% is assumed; Growth of 4% is assumed.										

Exhibit 2A – City of Houston – Original Area

Tax Year	Base Value Original Area	Taxable Value Original Area	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	22,231,380	\$ 415,260,387	\$ 393,029,007	98.00%	0.56792	\$ 2,187,449	\$ 109,372	\$ 2,078,076
2020	22,231,380	\$ 431,870,802	\$ 409,639,422	98.00%	0.56792	\$ 2,279,896	\$ 113,995	\$ 2,165,901
2021	22,231,380	\$ 449,145,635	\$ 426,914,255	98.00%	0.56792	\$ 2,376,041	\$ 118,802	\$ 2,257,239
2022	22,231,380	\$ 467,111,460	\$ 444,880,080	98.00%	0.56792	\$ 2,476,032	\$ 123,802	\$ 2,352,230
2023	22,231,380	\$ 485,795,918	\$ 463,564,538	98.00%	0.56792	\$ 2,580,022	\$ 129,001	\$ 2,451,021
2024	22,231,380	\$ 505,227,755	\$ 482,996,375	98.00%	0.56792	\$ 2,688,172	\$ 134,409	\$ 2,553,764
2025	22,231,380	\$ 525,436,865	\$ 503,205,485	98.00%	0.56792	\$ 2,800,649	\$ 140,032	\$ 2,660,616
2026	22,231,380	\$ 546,454,340	\$ 524,222,960	98.00%	0.56792	\$ 2,917,624	\$ 145,881	\$ 2,771,743
2027	22,231,380	\$ 568,312,514	\$ 546,081,134	98.00%	0.56792	\$ 3,039,278	\$ 151,964	\$ 2,887,314
2028	22,231,380	\$ 591,045,014	\$ 568,813,634	98.00%	0.56792	\$ 3,165,798	\$ 158,290	\$ 3,007,508
2029	22,231,380	\$ 614,686,815	\$ 592,455,435	98.00%	0.56792	\$ 3,297,379	\$ 164,869	\$ 3,132,510
2030	22,231,380	\$ 639,274,287	\$ 617,042,907	98.00%	0.56792	\$ 3,434,224	\$ 171,711	\$ 3,262,513
2031	22,231,380	\$ 664,845,259	\$ 642,613,879	98.00%	0.56792	\$ 3,576,542	\$ 178,827	\$ 3,397,715
2032	22,231,380	\$ 691,439,069	\$ 669,207,689	98.00%	0.56792	\$ 3,724,553	\$ 186,228	\$ 3,538,325
2033	22,231,380	\$ 719,096,632	\$ 696,865,252	98.00%	0.56792	\$ 3,878,484	\$ 193,924	\$ 3,684,560
2034	22,231,380	\$ 747,860,497	\$ 725,629,117	98.00%	0.56792	\$ 4,038,573	\$ 201,929	\$ 3,836,644
2035	22,231,380	\$ 777,774,917	\$ 755,543,537	98.00%	0.56792	\$ 4,205,065	\$ 210,253	\$ 3,994,812
2036	22,231,380	\$ 808,885,914	\$ 786,654,534	98.00%	0.56792	\$ 4,378,217	\$ 218,911	\$ 4,159,306
2037	22,231,380	\$ 841,241,350	\$ 819,009,970	98.00%	0.56792	\$ 4,558,295	\$ 227,915	\$ 4,330,380
2038	22,231,380	\$ 874,891,004	\$ 852,659,624	98.00%	0.56792	\$ 4,745,576	\$ 237,279	\$ 4,508,297
2039	22,231,380	\$ 909,886,644	\$ 887,655,264	98.00%	0.56792	\$ 4,940,348	\$ 247,017	\$ 4,693,331
2040	22,231,380	\$ 946,282,110	\$ 924,050,730	98.00%	0.56792	\$ 5,142,912	\$ 257,146	\$ 4,885,766
2041	22,231,380	\$ 984,133,395	\$ 961,902,015	98.00%	0.56792	\$ 5,353,577	\$ 267,679	\$ 5,085,898
2042	22,231,380	\$ 1,023,498,730	\$ 1,001,267,350	98.00%	0.56792	\$ 5,572,670	\$ 278,633	\$ 5,294,036
2043	22,231,380	\$ 1,064,438,680	\$ 1,042,207,300	98.00%	0.56792	\$ 5,800,526	\$ 290,026	\$ 5,510,499
						\$ 93,157,901	\$ 4,657,895	\$ 88,500,006
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

Exhibit 2B – City of Houston 1999 Annexation Area

Tax Year	Base Value 1999 Annexation	Taxable Value Original Area	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	186,145,320	\$ 2,851,651,796	\$ 2,665,506,476	98.00%	0.56792	\$ 14,835,185	\$ 741,759	\$ 14,093,426
2020	186,145,320	\$ 2,965,717,868	\$ 2,779,572,548	98.00%	0.56792	\$ 15,470,033	\$ 773,502	\$ 14,696,532
2021	186,145,320	\$ 3,084,346,583	\$ 2,898,201,263	98.00%	0.56792	\$ 16,130,275	\$ 806,514	\$ 15,323,762
2022	186,145,320	\$ 3,207,720,446	\$ 3,021,575,126	98.00%	0.56792	\$ 16,816,927	\$ 840,846	\$ 15,976,081
2023	186,145,320	\$ 3,336,029,264	\$ 3,149,883,944	98.00%	0.56792	\$ 17,531,044	\$ 876,552	\$ 16,654,492
2024	186,145,320	\$ 3,469,470,434	\$ 3,283,325,114	98.00%	0.56792	\$ 18,273,727	\$ 913,686	\$ 17,360,040
2025	186,145,320	\$ 3,608,249,252	\$ 3,422,103,932	98.00%	0.56792	\$ 19,046,116	\$ 952,306	\$ 18,093,811
2026	186,145,320	\$ 3,752,579,222	\$ 3,566,433,902	98.00%	0.56792	\$ 19,849,402	\$ 992,470	\$ 18,856,932
2027	186,145,320	\$ 3,902,682,391	\$ 3,716,537,071	98.00%	0.56792	\$ 20,684,818	\$ 1,034,241	\$ 19,650,577
2028	186,145,320	\$ 4,058,789,686	\$ 3,872,644,366	98.00%	0.56792	\$ 21,553,651	\$ 1,077,683	\$ 20,475,969
2029	186,145,320	\$ 4,221,141,274	\$ 4,034,995,954	98.00%	0.56792	\$ 22,457,238	\$ 1,122,862	\$ 21,334,376
2030	186,145,320	\$ 4,389,986,925	\$ 4,203,841,605	98.00%	0.56792	\$ 23,396,968	\$ 1,169,848	\$ 22,227,120
2031	186,145,320	\$ 4,565,586,402	\$ 4,379,441,082	98.00%	0.56792	\$ 24,374,287	\$ 1,218,714	\$ 23,155,573
2032	186,145,320	\$ 4,748,209,858	\$ 4,562,064,538	98.00%	0.56792	\$ 25,390,699	\$ 1,269,535	\$ 24,121,164
2033	186,145,320	\$ 4,938,138,252	\$ 4,751,992,932	98.00%	0.56792	\$ 26,447,768	\$ 1,322,388	\$ 25,125,379
2034	186,145,320	\$ 5,135,663,782	\$ 4,949,518,462	98.00%	0.56792	\$ 27,547,119	\$ 1,377,356	\$ 26,169,763
2035	186,145,320	\$ 5,341,090,333	\$ 5,154,945,013	98.00%	0.56792	\$ 28,690,444	\$ 1,434,522	\$ 27,255,922
2036	186,145,320	\$ 5,554,733,947	\$ 5,368,588,627	98.00%	0.56792	\$ 29,879,503	\$ 1,493,975	\$ 28,385,528
2037	186,145,320	\$ 5,776,923,304	\$ 5,590,777,984	98.00%	0.56792	\$ 31,116,123	\$ 1,555,806	\$ 29,560,317
2038	186,145,320	\$ 6,008,000,237	\$ 5,821,854,917	98.00%	0.56792	\$ 32,402,209	\$ 1,620,110	\$ 30,782,098
2039	186,145,320	\$ 6,248,320,246	\$ 6,062,174,926	98.00%	0.56792	\$ 33,739,738	\$ 1,686,987	\$ 32,052,751
2040	186,145,320	\$ 6,498,253,056	\$ 6,312,107,736	98.00%	0.56792	\$ 35,130,768	\$ 1,756,538	\$ 33,374,229
2041	186,145,320	\$ 6,758,183,178	\$ 6,572,037,858	98.00%	0.56792	\$ 36,577,439	\$ 1,828,872	\$ 34,748,567
2042	186,145,320	\$ 7,028,510,505	\$ 6,842,365,185	98.00%	0.56792	\$ 38,081,977	\$ 1,904,099	\$ 36,177,878
2043	186,145,320	\$ 7,309,650,926	\$ 7,123,505,606	98.00%	0.56792	\$ 39,646,697	\$ 1,982,335	\$ 37,664,362
						\$ 635,070,158	\$ 31,753,508	\$ 603,316,650
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

Exhibit 2C – City of Houston 2005 Annexed Area

Tax Year	Base Value 2005 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	7,570,600	\$ 90,343,294	\$ 82,772,694	98.00%	0.23100	\$ 187,381	\$ 9,369	\$ 178,012
2020	7,570,600	\$ 93,957,026	\$ 86,386,426	98.00%	0.23100	\$ 195,562	\$ 9,778	\$ 185,784
2021	7,570,600	\$ 97,715,307	\$ 90,144,707	98.00%	0.23100	\$ 204,070	\$ 10,203	\$ 193,866
2022	7,570,600	\$ 101,623,919	\$ 94,053,319	98.00%	0.23100	\$ 212,918	\$ 10,646	\$ 202,272
2023	7,570,600	\$ 105,688,876	\$ 98,118,276	98.00%	0.23100	\$ 222,120	\$ 11,106	\$ 211,014
2024	7,570,600	\$ 109,916,431	\$ 102,345,831	98.00%	0.23100	\$ 231,690	\$ 11,585	\$ 220,106
2025	7,570,600	\$ 114,313,088	\$ 106,742,488	98.00%	0.23100	\$ 241,644	\$ 12,082	\$ 229,561
2026	7,570,600	\$ 118,885,612	\$ 111,315,012	98.00%	0.23100	\$ 251,995	\$ 12,600	\$ 239,395
2027	7,570,600	\$ 123,641,036	\$ 116,070,436	98.00%	0.23100	\$ 262,760	\$ 13,138	\$ 249,622
2028	7,570,600	\$ 128,586,678	\$ 121,016,078	98.00%	0.23100	\$ 273,956	\$ 13,698	\$ 260,258
2029	7,570,600	\$ 133,730,145	\$ 126,159,545	98.00%	0.23100	\$ 285,600	\$ 14,280	\$ 271,320
2030	7,570,600	\$ 139,079,350	\$ 131,508,750	98.00%	0.23100	\$ 297,710	\$ 14,885	\$ 282,824
2031	7,570,600	\$ 144,642,524	\$ 137,071,924	98.00%	0.23100	\$ 310,303	\$ 15,515	\$ 294,788
2032	7,570,600	\$ 150,428,225	\$ 142,857,625	98.00%	0.23100	\$ 323,401	\$ 16,170	\$ 307,231
2033	7,570,600	\$ 156,445,354	\$ 148,874,754	98.00%	0.23100	\$ 337,023	\$ 16,851	\$ 320,172
2034	7,570,600	\$ 162,703,169	\$ 155,132,569	98.00%	0.23100	\$ 351,189	\$ 17,559	\$ 333,630
2035	7,570,600	\$ 169,211,295	\$ 161,640,695	98.00%	0.23100	\$ 365,922	\$ 18,296	\$ 347,626
2036	7,570,600	\$ 175,979,747	\$ 168,409,147	98.00%	0.23100	\$ 381,245	\$ 19,062	\$ 362,182
2037	7,570,600	\$ 183,018,937	\$ 175,448,337	98.00%	0.23100	\$ 397,180	\$ 19,859	\$ 377,321
2038	7,570,600	\$ 190,339,695	\$ 182,769,095	98.00%	0.23100	\$ 413,753	\$ 20,688	\$ 393,065
2039	7,570,600	\$ 197,953,282	\$ 190,382,682	98.00%	0.23100	\$ 430,988	\$ 21,549	\$ 409,439
2040	7,570,600	\$ 205,871,414	\$ 198,300,814	98.00%	0.23100	\$ 448,913	\$ 22,446	\$ 426,468
2041	7,570,600	\$ 214,106,270	\$ 206,535,670	98.00%	0.23100	\$ 467,555	\$ 23,378	\$ 444,178
2042	7,570,600	\$ 222,670,521	\$ 215,099,921	98.00%	0.23100	\$ 486,943	\$ 24,347	\$ 462,596
2043	7,570,600	\$ 231,577,342	\$ 224,006,742	98.00%	0.23100	\$ 507,106	\$ 25,355	\$ 481,751
						\$ 8,088,928	\$ 404,446	\$ 7,684,481
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2048								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

Exhibit 2D – City of Houston 2007 Annexed Area

Tax Year	Base Value 2007 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2048								
(2) Tax Year 2009 Annexation - no taxable value.								
(3) Tax Year 2019 Certified Property Values based on Harris County Appraisal District Report.								
(4) Assumed annual growth rate of 4%								
(5) Collection rate estimated at 98%								

Exhibit 2F – City of Houston 2011 Annexed Area

Tax Year	Base Value 2011 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	27,178,349	\$ 97,846,039	\$ 70,667,690	98.00%	0.56792	\$ 393,309	\$ 19,665	\$ 373,644
2020	27,178,349	\$ 101,759,881	\$ 74,581,532	98.00%	0.56792	\$ 415,092	\$ 20,755	\$ 394,338
2021	27,178,349	\$ 105,830,276	\$ 78,651,927	98.00%	0.56792	\$ 437,746	\$ 21,887	\$ 415,859
2022	27,178,349	\$ 110,063,487	\$ 82,885,138	98.00%	0.56792	\$ 461,307	\$ 23,065	\$ 438,242
2023	27,178,349	\$ 114,466,026	\$ 87,287,677	98.00%	0.56792	\$ 485,810	\$ 24,290	\$ 461,519
2024	27,178,349	\$ 119,044,667	\$ 91,866,318	98.00%	0.56792	\$ 511,293	\$ 25,565	\$ 485,728
2025	27,178,349	\$ 123,806,454	\$ 96,628,105	98.00%	0.56792	\$ 537,795	\$ 26,890	\$ 510,905
2026	27,178,349	\$ 128,758,712	\$ 101,580,363	98.00%	0.56792	\$ 565,357	\$ 28,268	\$ 537,089
2027	27,178,349	\$ 133,909,061	\$ 106,730,712	98.00%	0.56792	\$ 594,022	\$ 29,701	\$ 564,321
2028	27,178,349	\$ 139,265,423	\$ 112,087,074	98.00%	0.56792	\$ 623,834	\$ 31,192	\$ 592,642
2029	27,178,349	\$ 144,836,040	\$ 117,657,691	98.00%	0.56792	\$ 654,838	\$ 32,742	\$ 622,096
2030	27,178,349	\$ 150,629,482	\$ 123,451,133	98.00%	0.56792	\$ 687,082	\$ 34,354	\$ 652,728
2031	27,178,349	\$ 156,654,661	\$ 129,476,312	98.00%	0.56792	\$ 720,615	\$ 36,031	\$ 684,585
2032	27,178,349	\$ 162,920,847	\$ 135,742,498	98.00%	0.56792	\$ 755,491	\$ 37,775	\$ 717,716
2033	27,178,349	\$ 169,437,681	\$ 142,259,332	98.00%	0.56792	\$ 791,761	\$ 39,588	\$ 752,173
2034	27,178,349	\$ 176,215,188	\$ 149,036,839	98.00%	0.56792	\$ 829,482	\$ 41,474	\$ 788,008
2035	27,178,349	\$ 183,263,796	\$ 156,085,447	98.00%	0.56792	\$ 868,712	\$ 43,436	\$ 825,276
2036	27,178,349	\$ 190,594,348	\$ 163,415,999	98.00%	0.56792	\$ 909,511	\$ 45,476	\$ 864,035
2037	27,178,349	\$ 198,218,122	\$ 171,039,773	98.00%	0.56792	\$ 951,942	\$ 47,597	\$ 904,345
2038	27,178,349	\$ 206,146,847	\$ 178,968,498	98.00%	0.56792	\$ 996,070	\$ 49,803	\$ 946,266
2039	27,178,349	\$ 214,392,721	\$ 187,214,372	98.00%	0.56792	\$ 1,041,963	\$ 52,098	\$ 989,865
2040	27,178,349	\$ 222,968,429	\$ 195,790,080	98.00%	0.56792	\$ 1,089,692	\$ 54,485	\$ 1,035,208
2041	27,178,349	\$ 231,887,167	\$ 204,708,818	98.00%	0.56792	\$ 1,139,331	\$ 56,967	\$ 1,082,364
2042	27,178,349	\$ 241,162,653	\$ 213,984,304	98.00%	0.56792	\$ 1,190,954	\$ 59,548	\$ 1,131,407
2043	27,178,349	\$ 250,809,159	\$ 223,630,810	98.00%	0.56792	\$ 1,244,643	\$ 62,232	\$ 1,182,411
						\$ 18,897,651	\$ 944,883	\$ 17,952,768
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

Exhibit 2G – City of Houston 2019 Proposed Area

Tax Year	Base Value 2019 Annexation	Taxable Value Annexation	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	City Admin (5%)	Net Revenue (Less Transfers)
2019	1,420,654,053	\$ 1,420,654,053	\$ -	98.00%	0.56792	\$ -	\$ -	\$ -
2020	1,420,654,053	\$ 1,477,480,215	\$ 56,826,162	98.00%	0.56792	\$ 316,273	\$ 15,814	\$ 300,459
2021	1,420,654,053	\$ 1,536,579,424	\$ 115,925,371	98.00%	0.56792	\$ 645,196	\$ 32,260	\$ 612,936
2022	1,420,654,053	\$ 1,598,042,601	\$ 177,388,548	98.00%	0.56792	\$ 987,277	\$ 49,364	\$ 937,913
2023	1,420,654,053	\$ 1,661,964,305	\$ 241,310,252	98.00%	0.56792	\$ 1,343,040	\$ 67,152	\$ 1,275,888
2024	1,420,654,053	\$ 1,728,442,877	\$ 307,788,824	98.00%	0.56792	\$ 1,713,034	\$ 85,652	\$ 1,627,383
2025	1,420,654,053	\$ 1,797,580,592	\$ 376,926,539	98.00%	0.56792	\$ 2,097,828	\$ 104,891	\$ 1,992,937
2026	1,420,654,053	\$ 1,869,483,816	\$ 448,829,763	98.00%	0.56792	\$ 2,498,014	\$ 124,901	\$ 2,373,113
2027	1,420,654,053	\$ 1,944,263,168	\$ 523,609,115	98.00%	0.56792	\$ 2,914,207	\$ 145,710	\$ 2,768,497
2028	1,420,654,053	\$ 2,022,033,695	\$ 601,379,642	98.00%	0.56792	\$ 3,347,048	\$ 167,352	\$ 3,179,696
2029	1,420,654,053	\$ 2,102,915,043	\$ 682,260,990	98.00%	0.56792	\$ 3,797,203	\$ 189,860	\$ 3,607,343
2030	1,420,654,053	\$ 2,187,031,645	\$ 766,377,592	98.00%	0.56792	\$ 4,265,363	\$ 213,268	\$ 4,052,095
2031	1,420,654,053	\$ 2,274,512,910	\$ 853,858,857	98.00%	0.56792	\$ 4,752,251	\$ 237,613	\$ 4,514,638
2032	1,420,654,053	\$ 2,365,493,427	\$ 944,839,374	98.00%	0.56792	\$ 5,258,613	\$ 262,931	\$ 4,995,682
2033	1,420,654,053	\$ 2,460,113,164	\$ 1,039,459,111	98.00%	0.56792	\$ 5,785,230	\$ 289,262	\$ 5,495,969
2034	1,420,654,053	\$ 2,558,517,690	\$ 1,137,863,637	98.00%	0.56792	\$ 6,332,912	\$ 316,646	\$ 6,016,266
2035	1,420,654,053	\$ 2,660,858,398	\$ 1,240,204,345	98.00%	0.56792	\$ 6,902,501	\$ 345,125	\$ 6,557,376
2036	1,420,654,053	\$ 2,767,292,734	\$ 1,346,638,681	98.00%	0.56792	\$ 7,494,874	\$ 374,744	\$ 7,120,130
2037	1,420,654,053	\$ 2,877,984,443	\$ 1,457,330,390	98.00%	0.56792	\$ 8,110,941	\$ 405,547	\$ 7,705,394
2038	1,420,654,053	\$ 2,993,103,821	\$ 1,572,449,768	98.00%	0.56792	\$ 8,751,652	\$ 437,583	\$ 8,314,069
2039	1,420,654,053	\$ 3,112,827,974	\$ 1,692,173,921	98.00%	0.56792	\$ 9,417,990	\$ 470,900	\$ 8,947,091
2040	1,420,654,053	\$ 3,237,341,093	\$ 1,816,687,040	98.00%	0.56792	\$ 10,110,982	\$ 505,549	\$ 9,605,433
2041	1,420,654,053	\$ 3,366,834,736	\$ 1,946,180,683	98.00%	0.56792	\$ 10,831,694	\$ 541,585	\$ 10,290,110
2042	1,420,654,053	\$ 3,501,508,126	\$ 2,080,854,073	98.00%	0.56792	\$ 11,581,235	\$ 579,062	\$ 11,002,173
2043	1,420,654,053	\$ 3,641,568,451	\$ 2,220,914,398	98.00%	0.56792	\$ 12,360,757	\$ 618,038	\$ 11,742,719
						\$ 131,616,116	\$ 6,580,806	\$ 125,035,310
Notes:								
(1) Redevelopment Authority is scheduled to terminate in Tax Year 2043								
(2) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.								
(3) Assumed annual growth rate of 4%								
(4) Collection rate estimated at 98%								

Exhibit 2H – Houston ISD Original Area

Tax Year	Base Value	Taxable Value	Lessor of:		Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue (Less Transfers)
			Captured Appraised Value	Project Plan Appraised Value						
2019	22,851,140	\$ 417,095,985	\$ 394,244,845	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2020	22,851,140	\$ 433,779,824	\$ 410,928,684	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2021	22,851,140	\$ 451,131,017	\$ 428,279,877	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2022	22,851,140	\$ 469,176,258	\$ 446,325,118	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2023	22,851,140	\$ 487,943,308	\$ 465,092,168	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2024	22,851,140	\$ 507,461,041	\$ 484,609,901	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2025	22,851,140	\$ 527,759,482	\$ 504,908,342	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
2026	22,851,140	\$ 548,869,862	\$ 526,018,722	\$ 71,810,000	98.00%	1.1367	\$ 799,939	258,516	12,500	528,923
							\$ 6,399,512	1,292,580	100,000	2,644,615
Notes:										
(1) Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2026 payment										
(2) Base Year is Tax Year 1996 for the Annexed Area										
(3) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.										
(4) Collection rate is estimated at 98%										
(5) Assumed annual growth of 4%										
(6) Houston Independent School District participation ends with Tax Year 2026.										

Exhibit 2H – Houston ISD Annexed Area

Tax Year	Base Value Annexed Area	Taxable Value	Lesser of:		Collection Rate	Tax Rate	Increment Revenue	Educational Facilities	Admin Fee	Net Revenue (Less Transfers)
			Captured Appraised Value	Project Plan Appraised Value						
2019	186,182,350	2,740,944,584	\$ 2,554,762,234	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2020	186,182,350	\$ 2,850,582,367	\$ 2,684,400,017	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2021	186,182,350	\$ 2,964,605,662	\$ 2,778,423,312	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2022	186,182,350	\$ 3,083,189,889	\$ 2,897,007,539	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2023	186,182,350	\$ 3,206,517,484	\$ 3,020,335,134	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2024	186,182,350	\$ 3,334,778,183	\$ 3,148,595,833	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2025	186,182,350	\$ 3,468,169,311	\$ 3,281,986,961	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
2026	186,182,350	\$ 3,606,896,083	\$ 3,420,713,733	\$ 376,075,000	98.00%	1.1367	\$ 4,189,348	\$ 1,353,870	12,500	\$ 2,822,978
							\$ 33,514,781	\$ 10,830,960	\$ 100,000	\$ 22,583,821
Notes:										
(1) Houston Independent School District participation in the Reinvestment Zone ends with the collection of the Tax Year 2026 payment										
(2) Base Year is Tax Year 1999 for the Annexed Area										
(3) Tax Year 2019 Certified and Uncertified Property Values based on Harris County Appraisal District Report.										
(4) Collection rate is estimated at 98%										
(5) Assumed annual growth of 4%										
(6) Houston Independent School District participation ends with Tax Year 2026.										

